

February 25, 2014

Summary of Activity – Renovation Project
Presented to the Board
(Update Number Five)

To date, we have held working sessions with our design consultant throughout the winter. Beginning in January she suffered a medical emergency which briefly interrupted the process of creating our design schemes. However, she has steadfastly committed herself to completing The Westbury project, and there has been consistent progress with the benefit of collaborative rescheduling.

We hope you will be pleased with what has been accomplished to date.
(Please refer to the attached notes for more detail.)

We are very close to being able to set the date for presentation of the design scheme to the community. Following this event, we anticipate that our consultant will be in position to prepare a proposal for submission of bids from three well-recommended contractors. After hiring a contractor, the work will begin.

At the conclusion of this report, and on behalf of the ad hoc committee, we wish to note for the record our deep appreciation of Bob Huhtanen's significant contribution to the work of this committee as board liaison. He worked tirelessly every single day in support of the best interest of our community. He cared for each and every one of his fellow residents. He stubbornly believed that the only way to do anything was to do it well. And he acted accordingly. We will always be grateful to him.

Submitted by the chair
of the ad hoc committee

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February 24, 2014

To: Sheri Gold and Board/Committee Members
From: Patty Brulotte
Re: Notes on Status of Renovation

The first thing that strikes me as I attempt to pull together the details of what has been accomplished so far is how pleased we all are with the design and coloring of the two carpeting choices. Since this piece of the project is very critical, the success of this selection enables us to move on confidently to other aspects.

Summarizing progress to date:

There are two interesting and appealing carpet selections that anchor the overall design scheme.

The cream-colored porcelain tiles that have been suggested for flooring in the inner lobby are attractive and deemed a great choice.

Two paint selections for walls of inner lobby and hallways are in place. One of these colors is more compatible with Carpet Number One. The other is more compatible with Carpet Number Two. Additionally, trim color for these two themes needs to be clarified. (Names and numbers for carpet and paint samples need to be documented.)

There is agreement that a strip of molding will be added along the top of the hallways. The existing molding along the bottom of the walls will be repaired and a quarter round will be added. There is agreement that a chair rail will not be added in the main hallways. Some wainscoting will be added on the walls of the inner lobby.

At exit doors in all hallways, a separate but coordinated pattern of carpeting will be added, both to identify exits and provide another element of interest.

Missing door knockers will be replaced, and all door knockers will be polished.

Along the way it had been suggested that unit doors be set apart with their own distinctive color, and this is reflected in some of the documentation. Yesterday, it appeared that there is no longer support for painting unit doors a strong contrasting color.

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This leaves the door open to injecting a third color somewhere in the scheme; for example, adding a “cinnamon” or a “green” tone compatible with the colors in the carpeting to paint the walls of the outer lobby and possibly a portion of the inner lobby, which could provide a nice transition between outer and inner spaces.

Speaking of lobbies, it appears there is agreement on the wipe-off carpeting which will cover all of the outer lobby. Decisions still to be made include what to do about a location for lockboxes and how to enhance the mailbox area. There is an ongoing discussion about addressing both the need for security and accessibility where the mail is concerned.

Rear entryways: Design suggestions are in progress.

Lighting is a key element, and this discussion is proceeding with suggestions pending. Thought has been given to saving the old light fixtures and possibly recycling them. Do we want to have dimmers on hallway light fixtures?

Other projects related to renovation:

Elevator refurbishing – needs further discussion

Placement of fire extinguishers – needs further discussion

All heating elements in hallways must be cleaned before construction begins.

Installation of bicycle racks in basements is under consideration.

More details will follow.

The intent is that these notes will assist in staying focused as we continue our working sessions with the designer. The next session takes place on Wednesday, February 26.